

State of Utah
School & Institutional
Trust Lands Administration

Land Offering

**Gateway Industrial Park – Parcel 6A
T41S R14W Section 34**

4.29 ± Acres

Hurricane City, Utah



LOCATION & PROPERTY DESCRIPTION

LOCATION

This 4.29 Acre parcel sits within the Gateway Industrial Park located within Hurricane City, UT. The parcel is visible from I-15. Access to the parcel is obtained from Old Highway 91 (See Exhibit A).

Some of the county's largest commercial businesses are located within the Gateway Industrial Park including: Walmart Distribution Center, Orgil, Lighthouse Foods, Boulevard Distribution Center and DATS Trucking.

DESCRIPTION

A legal description for this parcel has not yet been written. The subject lands are approximately 4.29 acres. The awarded RFP applicant will need to deliver a legal description for the transaction.

ENTITLEMENTS

The zoning for this parcel is M-1. This zoning will allow for a large array of commercial and Industrial uses. Please see Hurricane City code for a full list of available uses.

UTILITIES

Utilities are stubbed to lot. Developer is to research and verify actual locations/availability of utilities.

IMPROVEMENTS

The parcel is accessible via Old Highway 91 which runs adjacent to the west side of the property.

PROPERTY CONDITION

This parcel sits in an ungraded natural, raw condition.

OFFER INFORMATION

In addition to completely filling out the attached Proposal Form, please include these elements in your proposal:

- Proposed site layout & project vision concept plan
- Term of property inspection period
- Term of closing

Additional pages may be necessary.

Gateway Industrial Park – Parcel 6A – Proposal Details

Gateway Industrial Park – Parcel 6A

SUBMIT SEALED PROPOSALS TO: SITLA
ATTN: Gregg McArthur

ADDRESS: 1593 East Grapevine Crossing
Washington, UT 84780

CLOSING FOR SUBMITTAL OF PROPOSALS: January 4, 2022

ANTICIPATED BOARD APPROVAL: March, 2022

FURTHER INFORMATION: Gregg McArthur
At above address
(435) 522-7411

SITLA reserves the right to reject any or all proposals

Information for Respondents

Proposals

Development Proposals: SITLA requests Development proposals for the 4.29 Acre Gateway Industrial Park – Parcel 6A located within T41S R14W Section 34. The Trust may enter into negotiations with one or more parties submitting proposals or may reject all proposals.

Form: Each development proposal shall be submitted in a sealed envelope bearing the words “**Gateway Industrial Park – Parcel 6A ~4.29 Acres**”. Proposals must be marked on the outside with the name of the respondent, their address, and telephone number. All proposals must be made on the required form. All blank spaces for pricing must be filled in, in ink or typewritten, and the proposal form must be fully completed and executed when submitted. Include additional information such as renderings, business plans, phasing, anticipated absorption rates, etc. with the proposal forms. All proposals will be designated as confidential documents.

Signatures: All proposals shall be signed and have the full address written in the appropriate spaces.

Withdrawal: Any proposal may be withdrawn any time prior to the scheduled proposal closing time.

Opening: Proposals will not be publicly opened.

Proposed compensation structure: Proposals for transaction may include:

- 1-) Development Lease. Trust Lands Administration’s contribution to a development lease will be the subject lands. Development Partner expected to share proformas, profit sharing, anticipated construction costs, anticipated sales prices, percentage splits, anticipated absorption rates, etc. Development Partners can propose either lot creation and vertical home building packages, or bulk wholesale lot sales to select builders. Minimum returns to the Trust must be guaranteed. In no circumstance will the Trust authorize loans or liens on or against its lands.
- 2-) Direct Sale. Purchaser to provide total price for the subject lands. Purchasing the land in a phased take down may be considered, but proposals should outline what triggers the next take down (percentage complete, hard dates, etc.). In addition, under that scenario, some kind of escalator for the unpurchased property must be defined.

Proposal Form

Proposal is submitted to: SITLA, Attn: Gregg McArthur
1593 Grapevine Crossing
Washington, UT 84780

Date: _____

Business Name: _____

Respondent Name: _____

Title: _____

Business Address: _____

Telephone: _____

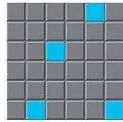
Email Address: _____

Signature(s) _____

Development Lease						
	Total Lots or Doors	Minimum Lot Sales Price	Partner Share (%)	SITLA share (%)	SITLA Revenue	Home share participation (if applicable)
Res Low density						
Res Medium density						
Res High density						
Commercial (price per sf)						
Industrial (price per sf)						
Development Costs						
Total:						
Total Offer Price:						
Special Terms/Conditions:						

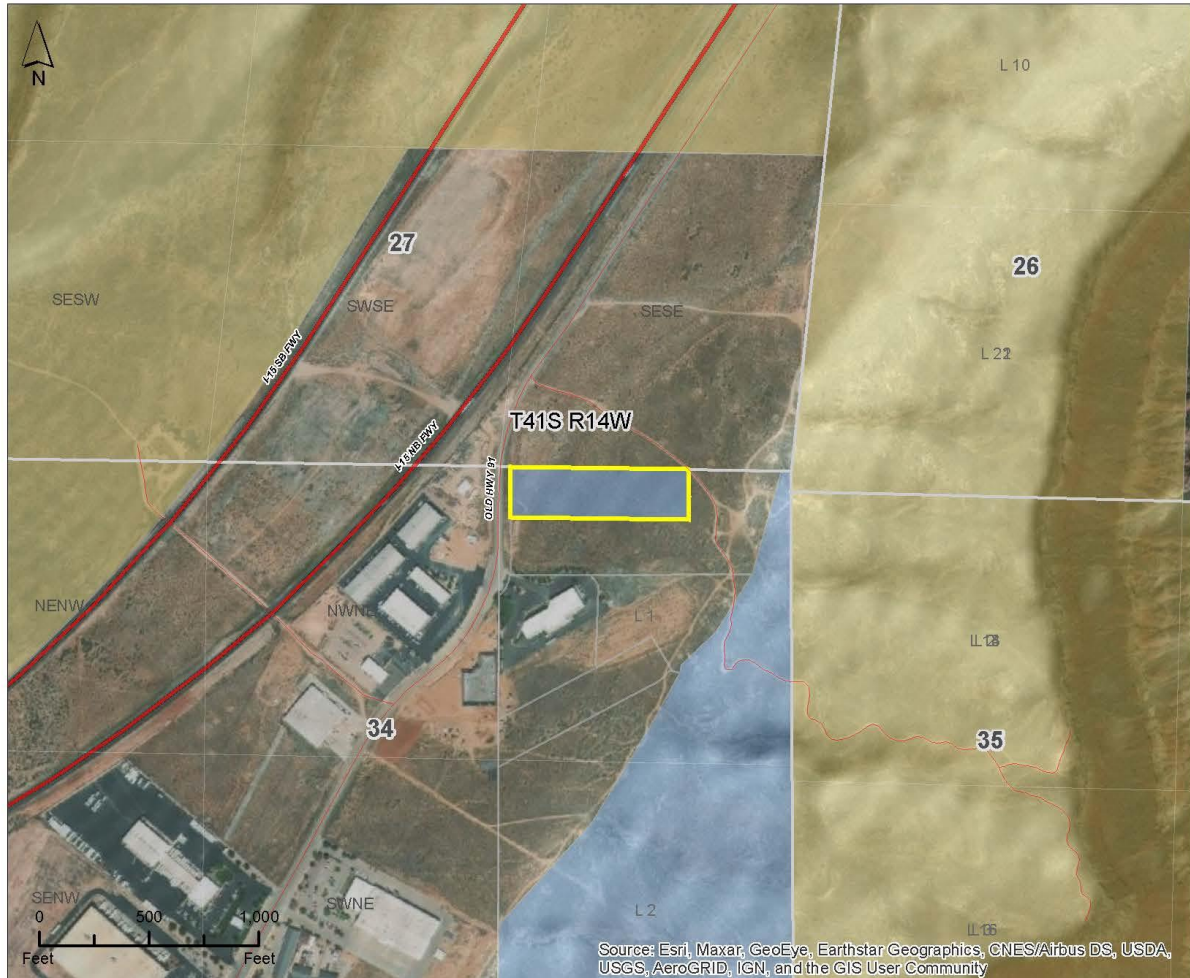
Submitters may use the table above, or their own form if more details are needed

Exhibit A



Development Sale No. 27038 - Parcel 6A Gateway Industrial

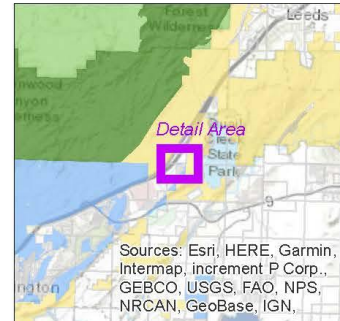
Washington County



Development Sale No. 27038 - Parcel 6A Gateway Industrial - 4.29 Acres

Land Ownership and Administration

- Bureau of Land Management
- Private
- State Trust Lands



Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. SITLA provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data hereon. Land parcels, lease boundaries and associated SITLA data layers may have been adjusted to allow for visual "best fit." The Surface Ownership Land Status data (if present) are maintained by SITLA to reflect current trust land status and surface ownership. Lakes, rivers, streams, highways, roads, county and state boundaries are distributed by the Utah Automated Geographic Reference Center and/or other sources as specified. Contour lines (if present) were generated from USGS 10 meter DEM. Please Note: While SITLA seeks to verify data for accuracy and content, discrepancies may exist within the data. Acquiring the most updated SITLA ownership GIS data may require contacting the GIS staff directly 801-535-5100 or TLA-GIS@utah.gov. The SITLA GIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention. Produced: October 27, 2021 - katestaley

Document Path: V:\GIS\Share\GIS\GIS_Group\kate\Templates\TemplateApplication_Development.mxd

Coordinate System: NAD 83 UTM Zone 12N